

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 PENNYROYAL AVENUE TRUGANINA VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$510,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Truganina

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

8/95 DOVER STREET TRUGANINA VIC 3029	\$545,000	11-Apr-24
1/7 ASSUMPTION CLOSE TRUGANINA VIC 3029	\$510,000	18-Apr-24
2/70 WESTMEADOWS LANE TRUGANINA VIC 3029	\$540,000	11-Apr-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 15 August 2024

Kevin Fan
P 1300 568347
M 0491 606 640
E kevin.f@gsregroup.com.au



**8/95 DOVER STREET TRUGANINA
VIC 3029**

3 2 2

Sold Price

\$545,000

Sold Date

11-Apr-24

Distance

0.88km



**1/7 ASSUMPTION CLOSE
TRUGANINA VIC 3029**

3 2 2

Sold Price

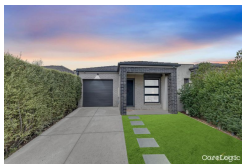
\$510,000

Sold Date

18-Apr-24

Distance

1.33km



**2/70 WESTMEADOWS LANE
TRUGANINA VIC 3029**

3 2 1

Sold Price

\$540,000

Sold Date

11-Apr-24

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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